

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 300 PRESSLER STREET IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL  
4 SERVICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)  
5 COMBINING DISTRICT AND COMMERCIAL LIQUOR SALES-MIXED USE-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP)  
7 COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
8 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING  
9 DISTRICT.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district from limited industrial service-conditional overlay-neighborhood  
15 plan (LI-CO-NP) combining district and commercial liquor sales-mixed use-conditional  
16 overlay-neighborhood plan (CS-1-MU-CO-NP) combining district to general commercial  
17 services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the  
18 property described in Zoning Case No. C14-2012-0008, on file at the Planning and  
19 Development Review Department, as follows:

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21 A 1.191 acre tract of land, more or less, out of a portion of Outlot 1, Division Z, of  
22 the government outlots of the City of Austin, the tract of land being more  
23 particularly described by metes and bounds in Exhibit "A" incorporated into this  
24 ordinance (the "Property"),

25  
26 locally known as 300 Pressler Street in the City of Austin, Travis County, Texas, and  
27 generally identified in the map attached as Exhibit "B".

28  
29 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
30 Property may be developed and used in accordance with the regulations established for the  
31 general commercial services (CS) base district and other applicable requirements of the  
32 City Code.  
33

1 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:  
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4 A. A commercial use may not exceed 10 percent of the gross floor area.  
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6 B. The following uses are conditional uses of the Property:  
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Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Commercial blood plasma center	Construction sales and service
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Laundry services	Maintenance and service facilities
Residential treatment	Service stations

8

9 C. The following uses are prohibited uses of the Property:  
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Cocktail lounge	Drop-off recycling collection facilities
Exterminating services	Adult oriented businesses
Adult lounges	

11

12 Except as specifically restricted under this ordinance, the Property may be developed and  
13 used in accordance with the regulations established for the general commercial services  
14 (CS) base district, and other applicable requirements of the City Code.  
15

16 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old  
17 West Austin neighborhood plan combining district.  
18

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2012.

2  
3 **PASSED AND APPROVED**

4  
5  
6  
7 \_\_\_\_\_, 2012      §  
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9  
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14

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard      Shirley A. Gentry  
City Attorney      City Clerk

EXHIBIT "A"

Legal Description

FIELD NOTES DESCRIBING 1.191 ACRES OF LAND OUT OF A PORTION OF OUTLOT 1 DIVISION Z OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, AND BEING TRACT 1, A 0.123 ACRE TRACT RECORDED IN VOLUME 12557 PAGE 1885 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY AND TRACT 2, A 0.759 ACRE TRACT OF LAND, AND TRACT 3, A 0.309 ACRE TRACT OF LAND CONVEYED TO PRESSLER PARK LLC IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2003085265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2007014620 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; SAID 1.191 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found in the intersection of the south right of way line of International and Great Northern Railroad and the west right of way line of Pressler Street same being the northeast corner of said tracts for the northeast corner hereof;

THENCE along the west right of way line of Pressler Street and the east right of way line of said Tract 3, and the tract hereof, South 25°13'11" West 134.53 feet to a capped iron rod found at the southeast corner of said Tract 3 same being the north line of the City of Austin, 65.06 acre tract for the southeast corner hereof;

THENCE along the north line of said City of Austin tract and the south line of said Tract 2 and the tract hereof, North 64°48'36" West 99.89 feet to a 5/8 inch iron rod found at the southwest corner of said Tract 3 and the southeast corner of said Tract 2 for an angle point hereof;

THENCE continuing along the north line of said City of Austin tract and the south line of said Tract 2 and the tract hereof, North 64°05'06" West 248.96 feet to a 1/2 inch iron rod found at the southwest corner of said Tract 2 same being the southeast corner of said Tract 1 for an angle point hereof;

THENCE continuing along the north line of said City of Austin tract and the south line of said Tract 1, North 60°46'24" West 46.33 feet to a 5/8 inch iron rod found at the southwest corner of said Tract 1 same being the southeast corner of the U.S. Sprint Communications Company tract recorded in Volume 10870 Page 35 of the Real Property Records of said County for the southwest corner hereof;

THENCE along the east line of the U.S. Sprint Communications Company tract and the west line of said Tract 1 and the tract hereof, North 23°05'55" East 110.42 feet to a 1/2 inch iron rod found at the northeast corner of said U.S. Sprint Communications Company tract for the most westerly corner hereof;

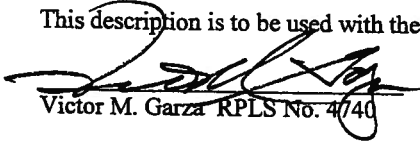
THENCE along the north line of said Tract 1, South 64°42'42" East 49.95 feet to a 1/2 inch iron rod found in the west line of said Tract 2 for the northeast corner of said Tract 1, for an interior corner hereof;

THENCE along the west line of the said Tract 2, North 25°06'21" East 17.39 feet to a cotton spindle found in the south right of way line of West 3<sup>rd</sup> Street same being the south line of the International and Great Northern Railroad tract for the northwest corner hereof;

THENCE along the south right of way line of the International and Great Northern Railroad tract and being the north line of said Tract 2, South 64°53'00" East (BEARING BASIS) 248.78 feet to a 5/8 inch iron rod found at the northeast corner of said Tract 2 and the northwest corner of said Tract 3 for an angle point hereof;

THENCE continuing on said right of way South 64°53'33" East 100.30 feet to the  
PLACE OF BEGINNING and containing 1.191 acres of land, more or less.

This description is to be used with the attached survey only.

  
Victor M. Garza RPLS No. 4740

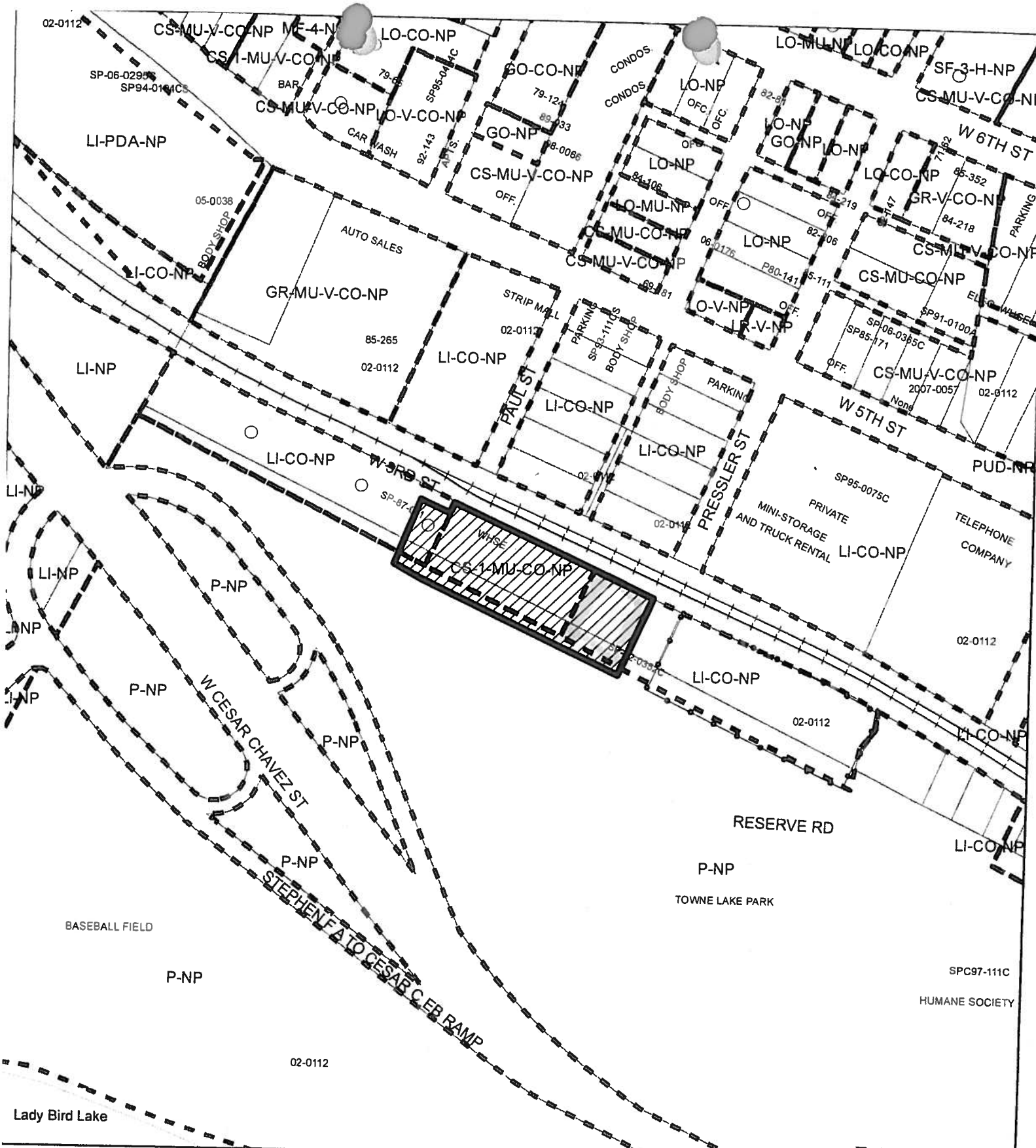
4-2-12  
Date




B and G Land Surveying, Inc.  
1404 West North Loop Blvd.  
Austin, TX 78756  
PH 512-458-6969

Job # B0309912\_legal







- LEGEND**
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0008**

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Exhibit B**

